

# TOWNSHIP OF MARLBORO

## ZONING BOARD OF ADJUSTMENT

1979 TOWNSHIP DRIVE

MARLBORO, NJ 07746-2299

PHONE: (732) 536-0200 EXT.1809; (732) 536-7784

web: [www.marlboro-nj.gov](http://www.marlboro-nj.gov) e-mail: [zoning@marlboro-nj.gov](mailto:zoning@marlboro-nj.gov)

### Chairman

Michael Shapiro

### Vice-Chairman

Matthew Weilheimer

### Secretary

Alan Zwerin

### Members

Kamalpreet Viridi

Dr. Michael Adler

Alon Solon

Stacey DiGrande

Alt#1 Martin Powers

Alt# 2 Frank Yozzo

### Zoning Board Clerk

Jennifer Bajar

### Attorney

Weiner Law Group

Ronald D. Cucchiaro, Esq.

### Engineer

CME Associates

Laura Neumann, P.E., P.F.

### Planner

CME Associates

Laura Neumann, P.E., P.F.

### Traffic Engineer

Remington & Vernick

Justin DiBiase, P.E.

### Administrative Officer

Zoning Officer

Sarah Paris

## ZONING BOARD OF ADJUSTMENT

TUESDAY – DECEMBER 11, 2018

7:30 P.M. TOWN HALL

SALUTE THE FLAG  
SUNSHINE ACT  
MINUTES  
PUBLIC SESSION

Approve/revise minutes of July 24, 2018, Sept. 4, 2018, & Sept. 25, 2018

### Z.B. 18-6659

**Gouinda & Sridevi Mondrati** – Public Hearing for a Bulk Variance to place a 6' fence in the side of the property and keep the portion in the rear yard that is in violation of a permit previously granted and to keep a patio that was built within five feet of the rear property line, 12 Mallard Lane, Block 412.04, Lot 13, in the PAC-II zone.

### Z.B. 18-6672

**Ernest And Polivia Serghis** - Public Hearing for a Use Variance to construct a 16' x 18.5' addition to existing residential home and two new decks 6' x 9'4" and 11' x 16' attached to existing deck with a new 8' x 12' pool installed in the larger if the two new deck sections located at 379 Route 79, Block 151, Lot 14, in the C-2 zone.

### Z.B. 18-6655

**John Mullan** - Public Hearing to further subdivide two of the three lots, thereby creating a fourth lot, all of which will be undersized for the LC zone they are located in – A Density Variance is now required, located at 67 & 68 Roosevelt Avenue, Block 138, Lot(s) 14.01 & 14.02 in the LC zone

### Z.B. 18-6651

**Marlboro North Main, LLC.** - Public Hearing for a Subdivision, Preliminary & Final Major Site Plan & Use and Bulk Variances to demolish two existing homes and construct a Convenience Store with a 16 fueling positions and a two story Medical building, located at 108 and 110 North Main Street (US Highway Route 79), Block 213, Lot(s) 3, 4, &10 in the C-2 zone.

### Z.B. 18-6646

**GHM Properties, LLC** - Public Hearing for a Bifurcated Use variance for FAR and building height and not meeting the conditions of the conditional use, located at 55 Willow Lane, Block 269, Lot(s) 14 & 15 in the C-3 zone.

## RESOLUTIONS

### Z.B. 18-6648

**Buckdale, LLC** - Memorialization of Resolution granting a Bifurcated Use variance to develop 45 residential homes comprised of 26 single family homes and 19 townhouses, in the C-2 Neighborhood Commercial zone, located at Buckley Road, Block 355, Lot(s) 6, 7, 8, & 11 in the C-2 zone.

### Z.B. 17-6616

**Goddard Estates, LLC** – Memorialization of Resolution granting a Density Use variance to create a five lot sub-division, located at 42 Vanderburg Road, Block 359.01, Lot 26 in the R-20AH-1 zone

### Z.B. 18-6667

**Steven & Lori Messina** - Memorialization of Resolution granting a Bulk Variance to construct a 28' x 30' Pool House and associated walkway/patio and to keep a lighted sports court built without permits and addition walks, located at 3 Spruce Lane, Block 363.02, Lot 3 in the R-80 zone

### Z.B. 18-6668

**Anees Ahmad** – Memorialization of Resolution granting a Bulk Variance to construct a 4491 sq. ft. single family dwelling with insufficient lot frontage and width, located at Texas Road, Block 111, Lot 6, in the R-60 zone.

### Z.B. 18-6669

**Gary & Robin Berger** - Memorialization of Resolution granting a Bulk Variance to construct a 1,758 sq. ft. addition to existing house with an in-ground pool and associated paver patio, located at 46 Ottawa Road South, Block 315, Lot 11, in the R-20 zone.